

## CHAPTER 10: NEIGHBORHOOD PLANS

*“Use the land in a manner that balances all our needs, current and future, so that what we are doing today will take into consideration the impact it will have on our future.”*

*-Lakeside resident, 01/09/06*

### Introduction

The Montana Code Annotated, MCA 76-1-601, allows any county and municipality in Montana to prepare a growth policy. While the growth policy is designed to be a more general and comprehensive policy document, it may contain more site specific neighborhood plans pursuant to 76-1-601(4). Each neighborhood plan must be consistent with the goals, policies and guidance of the growth policy. Land use decisions guided by a neighborhood plan reflect the intent of the community. In the absence of a neighborhood plan, land use decisions will be guided by the growth policy and existing regulatory documents. The intent of this chapter is to provide a general framework to facilitate the preparation of neighborhood plans.

### Goal

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- G.44 All lands under the county’s jurisdiction, where a clear majority of the landowners and residents desire a neighborhood plan, may develop a neighborhood plan that is compliant with state statutes and consistent with the growth policy.

### Policies

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- P.44.1 Existing approved neighborhood plans are to remain “in effect” until the evaluation process to determine consistency with the growth policy has been completed for that plan.
- P.44.2 All existing neighborhood plans will be reviewed by the county for compliance with the growth policy and neighborhoods shall be given 12 months following review to cure any non-compliance. One extension of up to 12 months can be granted by the Flathead County Planning Board if a neighborhood group can demonstrate that revision efforts are underway.
- P.44.3 In the event of a conflict between non-compliant Neighborhood Plans and the Growth Policy, the Growth policy shall be the operative document.
- P.44.4 Develop expedited and simplified subdivision and development review processes for lands within an approved growth policy compliant neighborhood plan.

- P.44.5      Develop a guide to assist landowners and residents who desire neighborhood plans to develop a plan that implements the character of the neighborhood and fulfills the needs of landowners and residents.
- P.44.6      Evaluate the effectiveness of neighborhood plans at a minimum of once every 5 years and revise plans accordingly.
- P.44.7      A minimum of 60% of the landowners represented and 50% of the acreage represented within the established boundary must sign a petition verified by the clerk and recorder indicating support of the new neighborhood plan process after step three, prior to the plan being finalized as outlined in Step 4. Plans in existence at the time of adoption of this document are not required to comply with this policy during the review and revision process.
- P.44.8      If 40% of landowners within the neighborhood plan area whose names appear on the last completed assessment role or if landowners representing 50% of acreage included, sign a protest petition to the neighborhood plan within 90 days after adoption by the county commissioners, the plan shall become null and void.
- P.44.9      An advisory committee, which fairly represents all elements of the plan area, approved by the county commission comprised of landowners and residents living in the plan area should be established for each approved neighborhood plan.

### **PART 1: Neighborhood Plans in General.**

The Flathead County Growth Policy contains existing characteristics, projected trends, goals and policies for county wide issues. Neighborhood plans provide more detailed information regarding land uses, policies and issues relevant to that specific neighborhood or geographic area. They guide the community from present to future land use through patterns and development consistent with the vision of the community, goals, policies and maps.

The size of an area contained in a neighborhood plan is dependent on the community interest, character, physical and environmental features, and institutional and regulatory boundaries. The boundaries of a neighborhood plan may change over time as revisions, annexations or other actions by the cities and other governmental agencies occur. See Step 1 of the process below for more on Neighborhood Plan boundaries.

Neighborhood plans contain a variety of elements that work toward identifying, preserving and protecting local characteristics that define the community while planning for and accommodating inevitable growth. Neighborhood planning involves citizens, landowners, local stakeholders, community organizations and businesses who work together addressing future land uses and service delivery. Neighborhood plans provide

an opportunity to foster a sense of community by identifying current trends and the future of a local area. Elements to be included in a Neighborhood Plan follow:

- Authorization and background
- Plan area boundaries
- Essential community characteristics
- Community vision
- Existing conditions
  - Demographics
  - Economy
  - Housing Needs
  - Current development/land use
  - Natural environment
  - Transportation
  - Land ownership (Public/Private)
  - Local and public facilities
- Issues and opportunities
- Appropriate locations for all types of anticipated growth
- Goals and policies
- Land use categories
- Existing and planned land use map(s)
- Coordination statement
- Implementation strategy
- Monitoring plan (or goals and policies)
- Support information
- Amendment procedures

## **PART 2: The Neighborhood Planning Process**

The neighborhood planning process outlined below applies to communities pursuing a new neighborhood plan after adoption of this growth policy. Plans already in existence at the time of adoption of this document will remain in effect, but must be reviewed and revised to be compliant and consistent with basic elements of the county growth policy. To ensure adequate public participation, the review and revision process should follow the planning process outlined in Part 2 of Chapter 9 of this document, unless a review and revision process is already outlined in the existing document. See Part 6 of this chapter for more on the review of existing neighborhood plans.

The planning process for the creation of a new neighborhood plan consists of six general steps. They include

- 1) Make reasonable effort to publicly notify all landowners including sending notification to every address notifying them of initial meeting.
- 2) Initial neighborhood plan organizational meeting;
- 3) Base-lining existing conditions;
- 4) Drafting the community vision, characteristics and goals;

- 5) Preparing the draft plan;
- 6) Plan approval and adoption; and
- 7) Ongoing monitoring the implementation of the plan.

Each step must be conducted with full opportunity for public input and engagement. The neighborhood planning process is summarized in the Overview of Neighborhood Planning Process (Figure 10.1). County planning staff is expected to work with communities to provide guidance and assistance with the planning process. The success of the planning effort depends on the amount of meaningful public participation by a majority of the population base.

Organizational meetings (**Step 1**) are needed to determine community interest in the neighborhood planning process and define the geographic area to be included. The community may desire to form an ad-hoc committee or groups to prepare the plan or work together as a full community. Community ownership and buy in of the organizational framework at the front end of the process is especially critical. To be successful, the entire planning process should be inclusive and active by allowing all residents and general public the opportunity to participate. Products coming out of the first step should be the planning area definition and the organizational approach to be used to generate the plan.

The boundary of the neighborhood plan area should be set through a community involvement process at the initial organizational meetings. Neighborhood plan areas should be large enough to guide and accommodate multiple types of growth, but small enough to be identified as “neighborhoods”, where residents share common interests, needs and goals. Neighborhood plan areas that are too small will not be able to identify areas appropriate for the wide variety of needed growth types. Neighborhood plan boundaries that are too large are more likely to encompass multiple groups with unique interests and goals and might have greater difficulty reaching compromise in the planning process.

“Neighborhoods” should consist of residents who similarly identify with a particular area of Flathead County, and who are most likely to be influenced by future growth in the area. For example, residents living in Kila are only minimally affected by growth in Marion. Somewhere between the two areas is a boundary between those who identify themselves as living “just east of Marion” and “just west of Kila.” That cultural boundary would be the starting point for creating a neighborhood plan boundary. Cultural boundaries may cover a small geographic area if a high density of people exists (such as “Lakeside”) or may cover a larger area if a population with similar interests is more dispersed (such as “Lower Valley”). Either way, it is only possible to identify such boundaries with the participation of those being identified.

**Step 2** of the process involves research and mapping to establish the land use baseline or starting point. The baseline sets the tone of the plan and lays out areas of constraint or special opportunity. Existing land uses and development density patterns (e.g. residential, commercial, and industrial areas, farm lands, forest lands, etc.) need to be identified and

mapped as well as public facilities and infrastructure (e.g. streets, utilities, schools, parks, etc.). Any physical, topographical or environmental constraints (e.g. floodplains and high groundwater, steep slopes, geo-hazard areas, wetlands, etc.) should be identified as part of the baseline. This may include any limiting resources (e.g. groundwater availability, access and/or utility constraints, etc.) which may affect planned land use configuration(s). State, federal and tribal lands that fall outside the jurisdictional planning authority boundary should be identified and mapped. Finally, the baseline should include applicable provisions of the growth policy, and regulations that must be considered in development of the plan. Once the baseline conditions are established the planning process begins to unfold.

The community vision and goals are formalized in **Step 3**. The vision is a statement describing the ideal future for the neighborhood. It should state how the neighborhood's worthwhile qualities are to be protected while allowing for growth and development. The vision will guide important decisions in the formulation of the plan so it must be widely agreed upon. Community goals should be developed that support the vision. These goals should express the community's perspective on issues such as land uses, densities, transportation, preservation, affordable housing, implementation and others addressed by the Growth Policy. Each goal will need associated policies that will lead to achievement. The goals and policies will support the vision and address pressing issues and opportunities identified by the community.

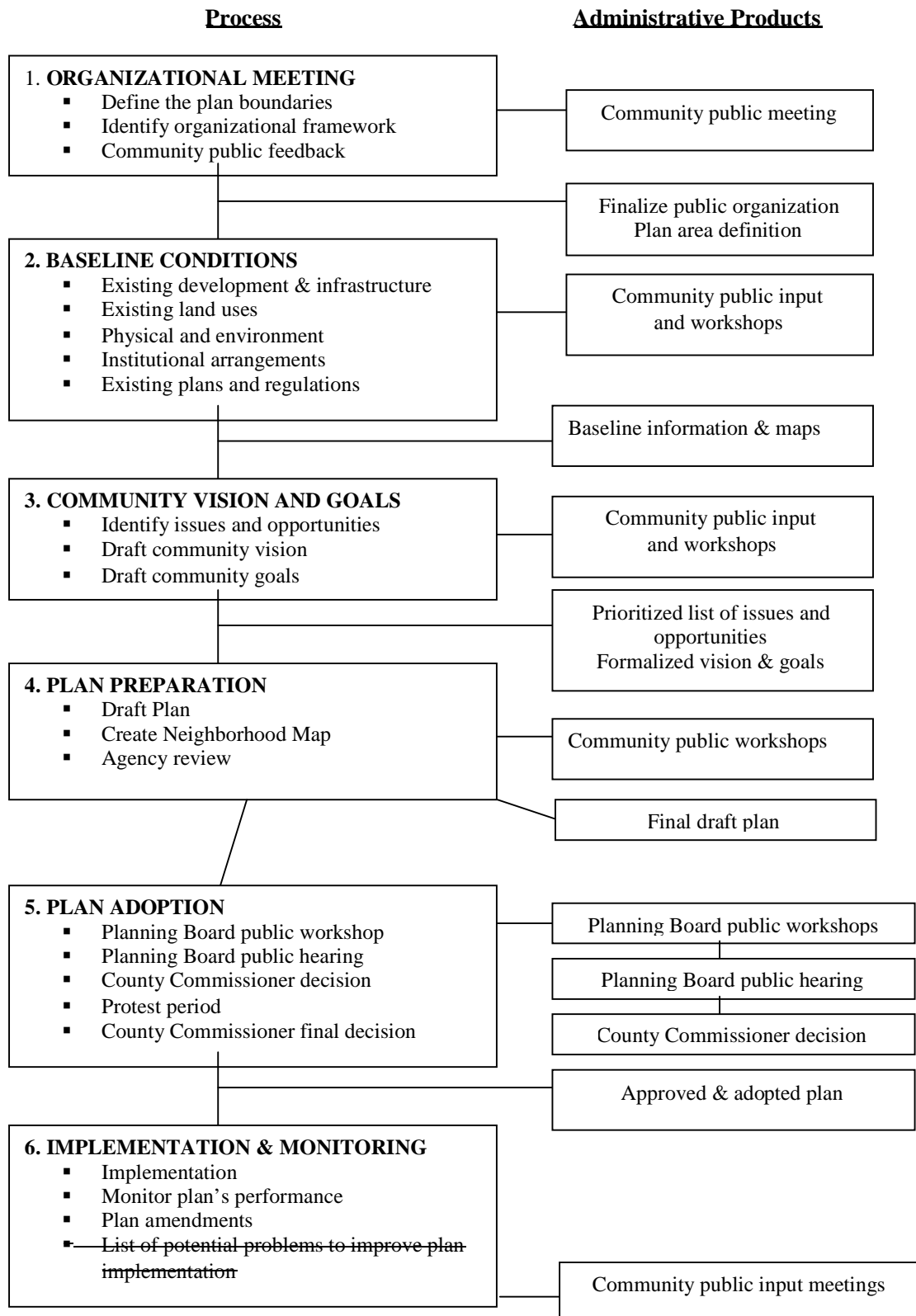
**Step 4** is the finalization of the draft plan utilizing the goals and policies. Development guidelines and standards will be addressed. A Neighborhood Plan Map is required to spatially portray planned land uses. The specificity included in a neighborhood plan and map should clearly reflect the plan's goals and policies. The plan should include an implementation section that includes periodic monitoring to evaluate the plan's performance and the need for plan revisions and amendments. Procedures for amending the plan, similar to those in the growth policy, must be included. The final draft should be submitted to public agencies and service providers for comments. After those comments, if any, have been addressed, the draft should be submitted to the Flathead County Planning Office for formal consideration. That consideration will include written notification to all residents and landowners in the plan area informing them of the plan's contents and seeking their approval via return postcard within thirty days. A clear majority of qualified respondents as outlined in the goals and policies must approve the plan prior to the commencement of Step Five (5) of the planning process.

The approval and adoption process is **Step 5**. The Planning Board will hold a public workshop or multiple workshops to become familiar with the draft plan AND THE PLAN AREA RESIDENT'S DESIRES, followed by a public hearing at a later date. After the Planning Board public hearing, the plan, with recommendation from the Planning Board, shall be forwarded to the Board of County Commissioners for final consideration. There is a 30-day public protest period following their action before a final decision is reached.

The final step, **Step 6**, implements the plan and monitors the effectiveness. Periodic adjustments may be made to plan components. Parcel driven amendments without full consideration of the integrity of the neighborhood plan should be avoided. The plan's amendment process should make this clear. All neighborhood plans (both existing and new) should contain clear and fair processes for amendment.

Neighborhood oversight should be considered for implementation of the neighborhood plan. An advisory committee, approved by the Board of County Commissioners, comprised of residents living in the plan area, and fairly representing all elements of the plan area should be established for each approved neighborhood plan.

**Figure 10.1**  
**Overview of Neighborhood Planning Process**



### **PART 3: Land Categories**

Neighborhood plans should not discourage, stymie or prevent growth; neighborhood plans should accommodate growth and guide it towards areas of the community that have been designated as appropriate. In Step 2 of the process outlined above, the community identifies areas that are appropriate for growth and other areas that are inappropriate for growth. Land categories should be used to designate where growth should occur based on this information. Land categories are indicative of where certain land types, uses and densities are appropriate in order to protect public health, safety, morals, convenience, order or general welfare in the process of community development (76-1-106 M.C.A.).

Neighborhood plans might not incorporate every land category contained in this chapter. However, it is intended that neighborhood plans use as many categories as are appropriate to accommodate all facets of growth. After Step 2 of the process outlined above, the local community should have a better idea of where growth should go based on such things as appropriate roads, efficient access to county services, commercial needs and environmental constraints. The three-step process below of designating land categories to guide growth to where it is appropriate should be a part of the public process undertaken in conjunction with Step 3 and 4 outlined above. The three-step process will be used to identify combinations of land type (Step A), land use (Step B) and land use intensity (Step C).

Existing plans must similarly accommodate and guide all appropriate types of growth. Existing plans do not necessarily have to follow the categorization methods outlined below if the existing categorization methods appropriately guide and accommodate growth. See Part 6 of this chapter for more on the review of existing neighborhood plans.

#### **Step A: Designate the general land type.**

Neighborhoods should begin by creating a map that designates where the following general land types would be appropriate. A community must accept that additional people are coming to their neighborhood and decide where the land types below would be appropriate. Again, not all land types must be utilized, but future growth must be accommodated. A community should choose where certain types of land would be appropriate based on the factors identified in Step 2 of the neighborhoods planning process. Land types include:

REMOTE – Remote land is mostly undisturbed from its natural state. There are few roads and access is generally limited. Examples are large wetlands and swamps, forests, mountainsides and meadows. Remote land is generally characterized by very little development of any kind and the intensity of use is very low. Limited industrial activities could be found in areas with appropriate resources (gravel extraction, timber or agricultural processing).



RURAL – Rural Land is pastoral countryside and usually incorporates a variety of agricultural or forestry uses and small to medium sized woodlots. Average density is low and large tracts of land predominate. Residential subdivisions are unusual. Roads are occasionally gravel. Limited industrial activities could be found in areas with appropriate resources (gravel extraction, timber or agricultural processing).

SEMI-RURAL – Semi-rural Land is still largely pastoral countryside, but it includes more non-agricultural uses and more areas of higher density. Semi-rural Land has a predominantly rural feel though it has more intense land use and more medium sized land tracts. Residential subdivisions and commercial developments are scattered and in a distinct minority. Roads are paved. Limited industrial activities could be found in areas with appropriate resources (gravel extraction, timber or agricultural processing).

SUBURBAN – Suburban Land is mostly residential, though it is characterized by large lots (as opposed to tracts) and can have commercial centers that create small community focal points and serve to reduce traffic. Road densities begin to allow interconnectivity and more efficient transportation. Neighborhoods have appropriate existing roads, relatively convenient emergency services, and appropriate access to water and efficient septic drainfields.

VILLAGE URBAN – Village Urban Land is a combination of high density residential and commercial land uses. The area is usually fairly small and commercial enterprises are typically located on a single street. Industrial uses are typically confined to appropriate areas. This land type would designate a strong desire to see new or improved public facilities such as sewer, water, and curb and gutter and services such as fire and ambulance. Neighborhoods have appropriate existing roads, convenient emergency services, and appropriate access to community water and sewer systems.

TOWN URBAN – Town Urban Land is a larger area of high density residential and commercial land uses. There can be several streets primarily dedicated to commercial uses. Industrial uses are typically confined to appropriate areas. This land type would represent existing public facilities and services and a strong desire to see those improved and increased. Neighborhoods have appropriate existing roads, emergency services, curb and gutter, storm water systems and access to public water and sewer systems.

**Step B: Assign appropriate uses in each land type.**

Begin with each designated land type. Based on future access to facilities and services, existing environmental constraints, future community needs (such as gravel, public lands access, etc.) and goals of the community, designate and map land uses within each land type. For example, map intersections or streets with the best visibility and accessibility that should have commercial services, or map

areas near recreation and schools that should be residential. Plans should focus on the future needs of the community, and determine appropriate areas within the neighborhood plan area to satisfy those needs. Plans should incorporate as many of the uses as is appropriate based on local and county-wide needs outlined in the growth policy. Utilization of PUD density bonuses may be appropriate in all land use categories.

**PUBLIC FACILITIES** - Public Facilities designates areas for new or existing public facilities such as parks, public golf courses, government buildings and complexes, schools, hospitals, police and fire stations, and other uses considered public or quasi-public such as libraries, churches and public utilities. Great care should be given when considering the location of these facilities. Future land use and transportation patterns will be influenced by these decisions. While various types of public facilities may be appropriate in almost every land type, problems can arise when they are located in close proximity to non-compatible uses.

**GOVERNMENT**- Government designates lands under state or federal land management agency administration and management control. Examples include lands administered by the U.S. Forest Service, U. S. National Park Service, U.S Corps of Engineers, MT Dept of Fish, Wildlife and Parks, Montana DNRC, or other state and federal agencies.

**TRIBAL** – Tribal includes areas controlled and managed by Native American Indian tribes. These lands may be part of a Reservation or Tribal Trust Land.

**FOREST LAND** – Forest Land Use designates privately owned lands that will be primarily used for commercial forest producing products, with the exception of Christmas tree production (which is considered an agricultural use). This use primarily includes contiguous land, in larger than 15 acre parcels, that is capable of producing timber that can be harvested in commercial quantity and is producing timber unless the trees have been removed through harvest or by natural disaster, including, but not limited to, fire.

Single family residential clustering and PUD density bonuses can be appropriate for this category when such development allows for preservation of some forest land acreage, providing that such development is located outside of sensitive environmental areas and can meet MT DEQ standards.

**AGRICULTURAL LAND** – Agricultural Land Use designates privately owned lands that will be primarily used for agricultural purposes. This use promotes the continuation of agricultural practices, including, but not limited to, the growing and harvesting of crops, hay and grains as well as livestock production. This category is intended to protect agricultural land from encroachment of intense residential and commercial uses. Animal feedlots, horticultural plantations and nurseries, Christmas tree farms and other agrarian operations are all compatible with this designation, as is limited residential.

Single family residential clustering and PUD density bonuses can be appropriate for this category when such development allows for the preservation of some agricultural land acreage, providing that such development is located outside of sensitive environmental areas and can meet MT DEQ standards.

**RESIDENTIAL LAND** – Residential designates lands that will be primarily utilized for residences and ancillary purposes. Residential clustering and PUD density bonuses can be appropriate for this category when lots are arranged so as to minimize visual impact or preserve sensitive environmental features. Manufactured housing must be considered and allowed in areas where appropriate. Residential lands should have good access to roads, parks, basic commercial services, local schools and some employment centers if possible.

**AGRICULTURAL AND FOREST INDUSTRIAL** – Agricultural and Forest Land Industrial designates parcels of land in Rural, Semi-rural and, in limited instances, Remote land type areas that are suited for a specific and appropriate industrial use. This could include parcels that contain known resources for mineral extraction. It could also include parcels that have existing industrial uses, which are considered appropriate, such as grain and feed operations and processing plants. Normally there would be a density buffer created to preclude problems associated with incompatible uses.

**BUSINESS INDUSTRIAL** – Business Industrial applies to areas of industrial use and provides general locations for new and existing industrial development, normally in proximity to major transportation facilities and with anticipated access to appropriate water and sewer facilities. The uses should be reviewed for safety and aesthetics when adjoining other uses or visually impacting neighborhoods. Examples include, but are not limited to, manufacturing and material processing centers and mineral extractive processing facilities when not in proximity to residential areas, local and regional product distribution centers, etc.

**AGRICULTURAL AND FOREST LAND COMMERCIAL** - Agricultural and Forest Land Commercial designates parcels of land in Rural and Semi-rural land type areas that are suited for a specific and appropriate low density commercial use. It would include parcels that have existing commercial uses that are considered appropriate to agriculture and forestry uses such as equipment sales and repairs, feed stores, riding arenas etc.

**NEIGHBORHOOD COMMERCIAL** – Neighborhood Commercial designates areas suitable for low density retail and service commercial uses that serve primarily local patrons and does not include more intensive general commercial uses. “Access to commercial services” mentioned throughout the growth policy refers to this land use. Examples include neighborhood grocery stores, small

professional business offices, barber and beauty shops, restaurants, gas stations and other similar neighborhood retail and service uses.

Developments should be sized and designed to fit the surrounding neighborhood and community character. Mixed commercial-residential uses are appropriate when scaled to match the local character (such as 2<sup>nd</sup> story apartments over businesses mentioned above). Such areas should be developed as nodes around important intersections or existing focal points and not configured in a “strip” commercial pattern. Any development along a major roadway would be subject to county guidelines for highway corridors.

**GENERAL COMMERCIAL** – General Commercial designates suitable land for higher intensity retail and service commercial uses that serve the broader community and tourist economy. These uses include, but are not limited to, shopping centers, banks, restaurants, professional office centers, and other larger retail and service uses. Hotels, motels, campgrounds and RV parks are all generally suitable in this category. Mixed commercial-residential uses where the residential portion is subordinate to the commercial is appropriate. Commercial developments should be configured as centers or nodes and “strip” commercial configurations should be avoided. Only communities with significant daily traffic and population densities should consider this category as appropriate.

### **Step C: Assign appropriate intensities to individual land uses.**

The third and final step is to determine the appropriate intensity of land use and assign a corresponding density. Intensity considerations are primarily for residential and commercial land uses. Appropriate intensities are determined by focusing on such things as buffers between incompatible land uses, encouraging a diverse base of residential and commercial lot sizes, and locating higher densities closer to adequate roads, emergency services, available commercial services, .

**LARGE TRACT** – Large Tract allows for a maximum of one dwelling unit per 40 acres. It intended to control the intrusion of incompatible uses in Remote and Rural land types including, but not limited to, residential development. Clustering or PUD bonuses are available.

**MEDIUM TRACT** - – Medium Tract allows for a maximum of one dwelling unit per 20 acres. It intended to control the intrusion of uses in Remote and Rural land types that are not compatible with those environments, including, but not limited to, residential development. Clustering or PUD bonuses are available.

**SMALL TRACT** - – Small Tract allows for a maximum of one dwelling unit per 10 acres. It intended to control the intrusion of uses in Remote and Rural land types that are not compatible with those environments, including, but not limited to, residential development. Clustering or PUD bonuses are available.

**LARGE PARCEL** – Large Parcel allows a maximum of one dwelling unit per 5 acres. This land density category is intended to promote low residential densities in suitable areas. The predominant residential lifestyle is detached single-family houses, which are either full-time or recreational in nature. Multiple –family dwellings are not appropriate in this category.

**SMALL PARCEL** – Small Parcel allows a range of one dwelling unit per 1 acre to one dwelling acre per 5 acres. This density category is intended to promote detached single-family residential development at medium densities and promote areas within unincorporated Flathead County that are already developed with similar densities. Multiple-family dwellings are not appropriate.

**LARGE LOT** – Large Lot permits a range of single-family development from half acre lots to one dwelling unit per acre. This category is intended to be in proximity to public services. Multiple-family dwellings are not appropriate. Such residential development is intended to be in conjunction with public or community water systems.

**SMALL LOT** – Small Lot permits a range of single-family and multiple-family residential development, including duplexes, townhouses, and condominiums, from two to six dwelling units per acre. Such residential development is intended to be in conjunction with public or community water and sewer systems. Mixed commercial and residential uses can be appropriate when the commercial uses are ancillary to the residences.

**HIGH USE** – High Use permits a range from six dwelling units per acre to eighteen dwelling units per acre. Residential uses within this category include single and multiple-family including duplexes, townhouses, condominiums, trailer courts and apartments. Such residential development is intended to be in conjunction with public or community water and sewer systems. Mixed commercial and residential use complexes can be appropriate when the commercial uses are ancillary to the residences.

**LIGHT BUSINESS** – Light Business allows commercial and industrial uses that are limited in size to no greater than 2500 sq. ft. per establishment and a total of 10,000 sq. ft of total development size. Parking areas are restricted to a maximum of 20 spaces per establishment.

**MEDIUM BUSINESS** – Medium Business allows commercial and industrial uses that are a maximum of 5,000 sq. ft. per establishment and a total of 20,000 sq. ft. of total development size. Parking areas are restricted to 30 spaces per establishment.

**HEAVY BUSINESS** – Heavy Business allows all sizes of commercial and industrial enterprises. There are no restrictions on sizes parking areas.

## **PART 4: Land Use Maps and Figures**

Land Use Maps present a visual representation of existing conditions, areas of special environmental or other consideration, and future land uses. The intent of the future land use map is to illustrate anticipated development patterns in a neighborhood planning area. The future land use, or neighborhood plan map, should reflect the planning area's community character along with the vision, goals, policies, and opportunities by defining planned areas utilizing the relevant land use categories from this chapter. The application of the appropriate land use categories, goals, and policies presented in the plan, in conjunction with both natural and man made features, serve as the guiding principles in determining appropriate locations of general land uses. Although each planning area may have a unique set of maps, a typical list of maps contained in a neighborhood plan is below.

The plan may use figures and charts to show certain characteristics of the planning area. These might include, but are not limited to, population trends and projections, school enrollments, housing mixes, existing and/or planned land use acres, general land ownerships, etc. It is often easier to explain conditions as figures or charts than in text. Neighborhood plans should include, but are not limited to, the following maps:

- Existing Land Uses
- Flood hazards (100-Year Floodplain)
- Public Facilities
- Transportation Element
- Physical Constraints
- Flood Hazards (100-Year Floodplain)
- Environmental Constraints
- Planned Land Uses (Neighborhood Plan Map)

## **PART 5: Existing Neighborhood Plans**

There are 18 approved local or regional land-use plans within unincorporated Flathead County. The intent of these plans is to capture the intent and vision of the local communities and provide guidance for the future. Many of these plans are out dated and may need revision to reflect current conditions and future vision for the neighborhood areas.

- Ashley Lake
- Bigfork
- Canyon
- Columbia Fall City-County Master Plan
- Helena Flats
- Kalispell City-County Master Plan
- Labrant-Lindsey Lane

- Lakeside
- Little Bitterroot Lake
- North Fork
- Quarter Circle/LA Ranch
- Rogers Lake
- South Woodland/Green Acres
- The Amended Stillwater Neighborhood Plan
- Two Rivers
- West Valley
- Whitefish Area Trust Lands
- Whitefish City-County Master Plan

These plans have unique characteristics, community visions, goals and policies. Some of these plans are implemented through a single residential zoning district. Others use a more traditional approach with multiple land use categories. These existing plans will be evaluated to ensure consistency and compliance with this growth policy. It is anticipated that new neighborhood plans will be developed for areas presently without land use plans. Revisions of existing plans are anticipated and are addressed where appropriate throughout this chapter.

If a neighborhood plan does not comply with the adopted growth policy, and the neighborhood subsequently fails to successfully amend the plan so it does comply, the existing zoning or zoning districts would survive the plan's expiration. Homeowners would be free to pursue zone changes, following the Flathead County Zoning Regulations.

## **PART 6: Neighborhood Plan Implementation and Monitoring**

Following creation and approval of a neighborhood plan, a land use advisory committee should be established. The committee should consist of residents and land owners within the plan area who represent a cross section of the community. The function of the committee is to provide insight and recommendations on land use applications and other planning issues affecting their particular community with input from the public.

The land use committee should facilitate implementation as identified in the neighborhood plan. The implementation is through regulations such as official maps, subdivision, zoning, flood plain and/or lakeshore regulations. The committee should assist staff, the Planning Board and Commission in reviewing and commenting on these regulations. Setting up the implementation section of the plan is critical to the success of the on going planning process.

The neighborhood plan should be reviewed and evaluated periodically to determine whether it continues to represent the vision and goals of the community. The plan must be evaluated in no less than five year increments. If needed the plan may undergo a more frequent review.